



44014 TWP 844
Hines Creek, Alberta



\$439,900

Division:	Hines Creek		
Type:	Acreage with Residence		
Style:	Log House		
Size:	1,984 sq.ft.	Age:	1984 (34 yrs old)
Beds:	3 up / 1 down	Baths:	3
Possession:	Negotiable		
Garage:	Detached		
Driveway:	-		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Taxes:	\$ 3,060
Basement:	Full	Condo Fee:	-
Exterior:	Wood	Lot Fee:	-
Land:	-	Maintenance Fee:	-
Features:	Deck, Ensuite, RV Parking, Wood Fireplace		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Fantastic opportunity in Hines Creek! All amenities are offered with this gorgeous 1/4 section including house, shop, barn, 70 acre blend of lush forest, 80 acres of 2 cleared crops, 10 acres of grass'd yard site, dug-outs, trails and creek. 1984 sq ft 4 bed 3 bath log home has been tastefully updated while savoring the country rustic charm. Main level hosts hardwood floor, vaulted ceiling, covered/screened sun room, large living room, kitchen with island, 2 spare bedrooms, main bath and master with new flooring and 3 pc ensuite. Lower level is a super space featuring sunken living with wood burning fireplace, 2 rec rooms, bathroom and a bedroom. 30x40 shop is nestled close to the home site, concrete floor'd and radiant heated. 40x80 steel barn offers concrete floor, forced air heat, 2 stables, tack room, front + rear access and heated/dry storage galore in this 3200 sq ft outbuilding. The optimum set up for horses, hunting, trail riding, farming and raising the family.